



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for River Pointe, Tract No. 2544

MEETING DATE: June 5, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for River Pointe, Tract No. 2544, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.

BACKGROUND INFORMATION: Jim Thorpe Oil, Inc., a California corporation, and Ford Construction Company, Inc., a California corporation, the developers of this subdivision, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located on the north side of Turner Road at the northerly terminus of Sacramento Street and is bounded on the west by the Rivergate subdivision and on the east by the Southern Pacific Railroad tracks, as shown on Exhibit A, and contains a total of 44 single-family residential lots. Lots 45 and 46 are reserved as common areas for this development. Lot 47 will be merged with Lot 37 of Rivergate under the terms of a lot line adjustment approved by the Community Development Department. The developers and the owners of Lot 37 of Rivergate agreed to the lot line adjustment in return for private and public utility easements across Lot 37 to provide water and sanitary sewer services for the River Pointe development.

The project includes the widening of Turner Road along the project frontage to provide bike lanes. This will necessitate the removal and replacement of the existing curb, gutter and sidewalk along Turner Road, and Turner Road will be restriped between Church Street and Sacramento Street. The City will pay for curb, gutter and sidewalk removal and replacement not necessitated by the project design, and Turner Road striping outside the project boundaries. Council needs to appropriate \$8,289.46 from the Streets Development Impact Mitigation Fee Fund to cover this work.

In addition, a slide gate will be installed in a storm drain manhole to be constructed upstream of the storm drain outfall at the Mokelumne River. The slide gate installation will enable City crews to isolate the storm drain system from the river in the event of a spill. The manhole will have to be increased in size, from 48-inch to 60-inch diameter, in order to accommodate the slide gate. The City will pay for the slide gate and the oversizing cost for the manhole. Council needs to appropriate \$5,294.18 from the Storm Drain Development Impact Mitigation Fee fund to cover the cost of this work.

FUNDING: Development Impact Mitigation Fees for Streets and Storm Drainage

Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

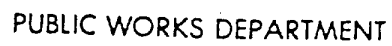
JLR/SAW/lm

Attachment

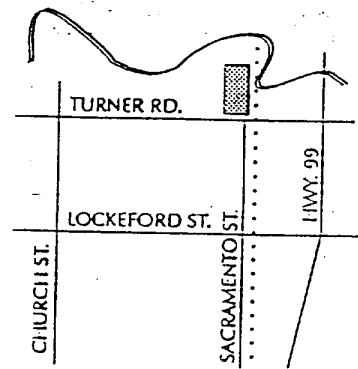
cc: Associate Civil Engineer - Development Services
Baumbach - Piazza
Jim Thorpe Oil, Inc.
Ford Construction Company, Inc.

APPROVED:

H. Dixon Flynn -- City Manager



RIVER POINTE SUBDIVISION



VICINITY MAP

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
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STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

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JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

May 29, 1996

Jim Thorpe Oil, Inc.
351 N. Beckman Rd.
Lodi, CA 95240

Ford Construction Co., Inc.
639 E. Lockeford St.
Lodi, CA 95240

Baumbach - Piazza
323 W. Elm St.
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for River Pointe, Tract No. 2544

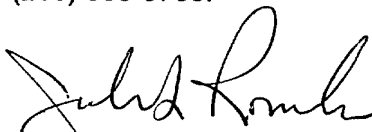
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 5, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓